



8 Elderberry Close, Thornton-Cleveleys

Thornton-Cleveleys

Offers Over **£270,000**

8 Elderberry Close

Thornton-Cleveleys, Thornton-Cleveleys

This beautifully presented detached house offers an exceptional blend of modern style and practical living, with two generously sized bedrooms, two contemporary bathrooms, and a spacious open plan reception area. The home's thoughtfully designed layout provides seamless connectivity between the living, dining, and kitchen spaces, creating an inviting atmosphere ideal for both relaxation and entertaining. The bright and airy living room, accented by a modern fireplace and elegant chandelier lighting, is complemented by expansive windows that flood the space with natural light. The open plan kitchen is equipped with sleek wooden cabinetry, integrated appliances, a large range cooker, and contemporary lighting fixtures, all set against attractive wood flooring. Both bedrooms feature modern decor, benefitting from large windows and laminate flooring that further enhance the sense of space and light.

The property excels in offering a superb indoor-outdoor lifestyle, highlighted by a well-maintained, private garden with lush landscaping and multiple outdoor seating areas. French doors from the dining area open onto a decked patio, perfect for alfresco dining or relaxing in the tranquil surroundings. A bright conservatory with hardwood flooring provides panoramic garden views and direct patio access, making it an ideal spot for a home office or additional lounge area. The outdoor space also features a charming stone patio and a spacious lawn, ideal for family activities or entertaining guests. Practical features abound, including off-road parking with a paved driveway, a detached garage for additional storage or secure parking, and a well-kept front garden that enhances the property's kerb appeal. The two modern bathrooms boast luxurious finishes, such as marble-effect tiles, walk-in shower, and sleek fixtures, offering comfort and style. With its harmonious blend of modern interiors, abundant natural light, and expansive outdoor amenities, this detached house is a truly outstanding opportunity for buyers seeking a stylish and functional home ready to move into.

Council Tax band: D

Tenure: Freehold

- Private garden
- Spacious patio area





Lounge / diner

27' 5" x 17' 6" (8.35m x 5.34m)

Kitchen

7' 9" x 10' 8" (2.36m x 3.24m)

Bedroom 1

14' 6" x 11' 11" (4.41m x 3.62m)

En-suite

7' 6" x 12' 2" (2.29m x 3.71m)

Bedroom 2

9' 10" x 8' 0" (2.99m x 2.44m)

Bathroom

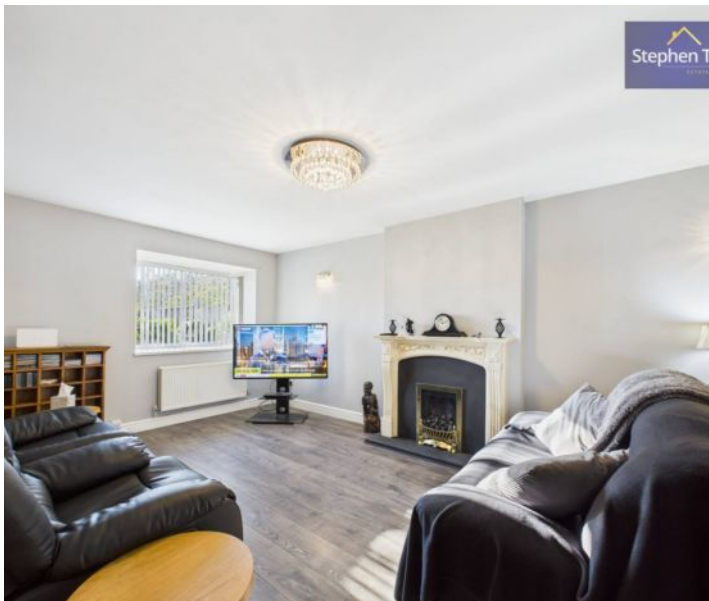
6' 2" x 7' 9" (1.89m x 2.37m)

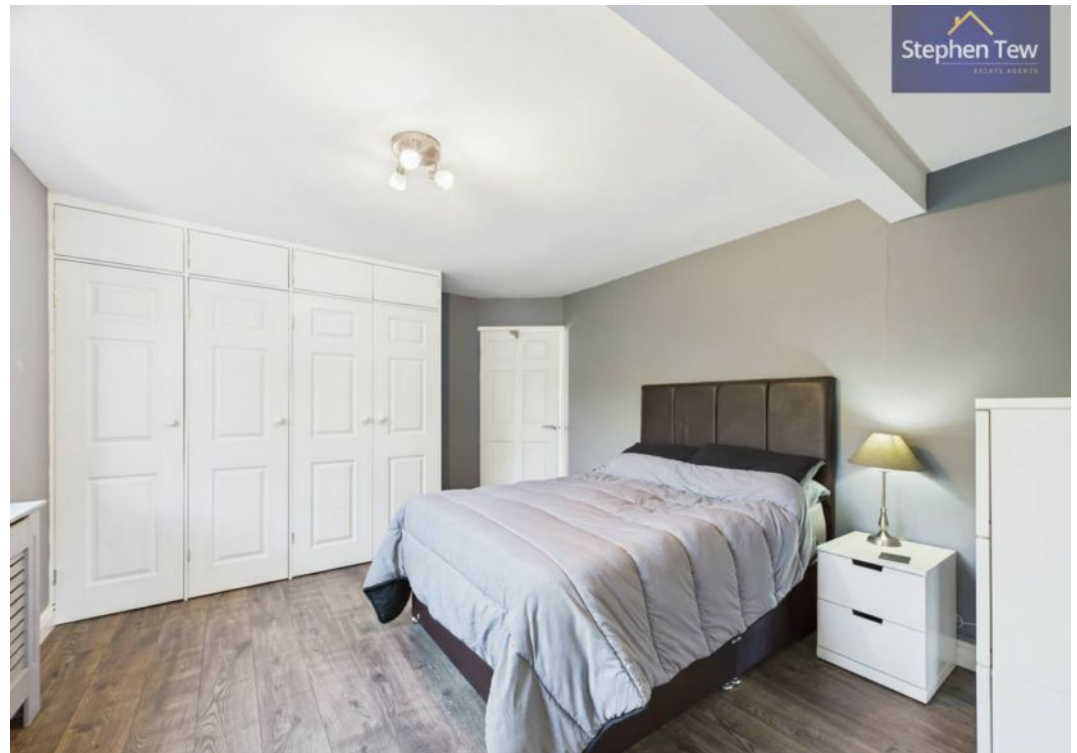
Conservatory

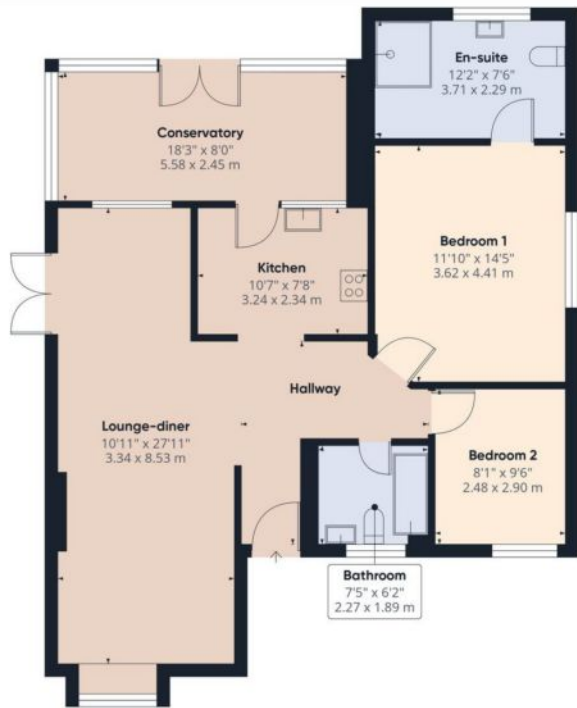
8' 0" x 18' 4" (2.45m x 5.58m)

Garage

17' 6" x 9' 2" (5.33m x 2.79m)







Floor 1 Building 1



Approximate total area⁽¹⁾
1004 ft²
93.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFF 360



Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
1162 ft²
108.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFF 360



Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

